

# JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**November 14, 2017**

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, November 14, 2017, was called to order by Mayor/Chair Bill Wells at 3:01 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### ROLL CALL

Council/Agencymembers present:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Betancur, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Mitchell, Assistant City Manager

**Mayor Wells invited Councilmember Kendrick to lead the PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.** (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

**POSTINGS:** The City Clerk posted Orders of Adjournment of the October 24, 2017, meetings and the Agenda of the November 14, 2017, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

## **PRESENTATIONS:**

- **PRESENTATION: VETERAN OF THE YEAR AWARD**
- **A LOOK BACK AT HAUNTFEST - 2017**

## **AGENDA CHANGES:**

**City Manager Williford** announced that information would be presented on the December 12, 2017 Meeting regarding the contract between the City and Live Nation to manage the East County Performing Arts Center (ECPAC).

## **CONSENT ITEMS: (1.1 – 1.14)**

### **1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS**

Approves Minutes of the October 24, 2017 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

### **1.2 WARRANTS**

Approves payment of Warrants as submitted by the Finance Department.

### **1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA**

Approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

### **1.4 ACCEPTANCE OF OVERLAY THOROUGHFARES 2017 PROJECT, JN3576, BID NO. 008-17 (Report: Dirk Epperson, Director of Public Works)**

Accepts the Overlay Thoroughfares 2017 Project, JN3576, Bid No. 008-17, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**CONSENT ITEMS: (Continued)**

**1.5 RESOLUTION: REGARDING THE CITY OF EL CAJON BECOMING A MEMBER OF REVITALIZE CALIFORNIA CITIES  
(Report: Douglas Williford, City Manager)**

Adopts RESOLUTION NO. 094-17 regarding the City of El Cajon becoming a member of Revitalize California Cities.

**1.6 RESOLUTION: HAMPTON INN – PROPOSED MODIFICATION OF PRIOR DISPOSITION AND DEVELOPMENT AGREEMENT TO CREATE A PURCHASE AND SALE AGREEMENT FOR A PROPOSED HOTEL AND COMMERCIAL DEVELOPMENT – 100 FLETCHER PARKWAY  
(Report: Morgan Foley, City Attorney/Agency General Counsel)**

Acting in its capacity as the legislative body for the Successor Agency to the El Cajon Redevelopment Agency, move to ADOPT Successor Agency RESOLUTION NO. SA-005-17 authorizing the Executive Director to execute and deliver a Purchase and Sale Agreement with Brixton Fletcher, LLC, with such changes as approved by the Executive Director and the General Counsel to the Successor Agency.

**1.7 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR THE STREET LIGHT TRANSIT FACILITY IMPROVEMENTS, PW3632, BID NO. 024-18  
(Report: Dirk Epperson, Director of Public Works)**

Adopts RESOLUTION NO. 095-17 to Approve Plans and Specifications for the Street Light Transit Facility Improvements Project, PW3632, Bid No. 024-18; and RESOLUTION NO. 096-17 to Direct a Notice Inviting Sealed Bids to be opened on January 22, 2018.

**1.8 CONTRACT AMENDMENT FOR THE TRAFFIC SIGNAL MAINTENANCE, EMERGENCY REPAIRS AND RELATED CONSTRUCTION SERVICES, BID NO. 002-17  
(Report: Dirk Epperson, Director of Public Works)**

Authorize Contract Change Order No. 2 for the Traffic Signal Maintenance, Emergency Repairs and Related Construction Services, Bid No. 002-17, in the amount of \$43,000.00 for Bear Electrical Solutions, Incorporated (BES).

**CONSENT ITEMS: (Continued)**

**1.9 RESOLUTION: AWARD OF BID NO. 013-18 – TRAFFIC SIGNAL SYSTEM MAINTENANCE, EMERGENCY REPAIRS, AND RELATED CONSTRUCTION SERVICES  
(Report: Nahid Razi, Purchasing Agent)**

- Finds the second low bidder non-responsive for the reason set forth in this agenda report; and
- Adopts RESOLUTION NO. 097-17 awarding the bid to the lowest responsive, responsible bidder, Select Electric, Inc., in the total amount of \$383,501.00. The City of El Cajon's portion of the award with requested contingencies is \$169,802.00 for the first year, with the option to renew for four additional one-year periods.

**1.10 RESOLUTION: AWARD OF BID NO. 015-18, POWER WASHING SERVICES  
(Report: Nahid Razi, Purchasing Agent)**

**RECOMMENDATION: That the City Council:**

- Finds the first low bidder non-responsive for the reasons set forth in this agenda report; and
- Adopts RESOLUTION NO. 098-17 awarding the bid to the lowest responsive, responsible bidder, Cannon Pacific Services, Inc. dba Pacific Sweeping in the estimated amount of \$21,605.36 for the first year, with the option to renew for four additional one-year periods.

**1.11 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR FEDERAL-AID PROJECT, UPGRADE TRAFFIC SIGNALS-WASHINGTON AND CHASE CORRIDOR, HSIPL-5211 (035), PW3581, BID NO. 025-18  
(Report: Dirk Epperson, Director of Public Works)**

Adopts RESOLUTION NO. 099-17 to Approve Plans and Specifications for the Federal-Aid Project, Upgrade Traffic Signals – Washington and Chase Corridor, HSIPL-5211 (035), PW3581, Bid No. 025-18; and RESOLUTION NO. 100-17 to Direct a Notice Inviting Sealed Bids to be opened on February 5, 2018.

**CONSENT ITEMS: (Continued)**

**1.12 PURCHASE OF LIGHT-EMITTING DIODE STREET LIGHT LUMINAIRES  
(Report: Nahid Razi, Purchasing Agent)**

Authorizes the Purchasing Agent, in accordance with Municipal Code 3.20.010.C.5, to execute a purchase agreement with Leotek Electronics USA for the purchase of 460 LED Street Light Luminaires in the amount of \$62,481.90.

**1.13 RESOLUTION: ADOPTION OF A DEBT MANAGEMENT POLICY  
PURSUANT TO SENATE BILL 1029 (“SB 1029”)  
(Report: Clay Schoen, Director of Finance)**

**RECOMMENDATION:** That the City Council adopt a resolution Approving a Debt Management Policy.

**DISCUSSION**

In answer to a question by **Bonnie Price, City Manager Williford** stated that this is simply a policy being adopted, and will not require additional financial services.

Adopts Resolution NO. 101-17 Approving a Debt Management Policy.

**1.14 CONTRACT AMENDMENT WITH NATURES IMAGE, INC., FOR WEED  
ABATEMENT AND DRAINAGE CHANNEL VEGETATION MANAGEMENT  
ON CITY-OWNED OPEN SPACE PROPERTY  
(Report: Dirk Epperson, Director of Public Works)**

Authorizes the **City Manager** to negotiate and execute an amendment to the Contract with Natures Image, Inc., for Open Space Weed Abatement and Drainage Channel Vegetation Management.

**MOTION BY WELLS, SECOND BY KENDRICK, to APPROVE  
Consent Items 1.1 to 1.14.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

## **PUBLIC COMMENT:**

**Kristine Costa**, Waste Management Representative, presented a video to encourage donations for the Waste Management Food Drive to benefit the less fortunate.

**Jaime Freitas** spoke against the use of electronic devices by **Councilmembers** during Council Meetings.

**Andrea Beth Damsky** spoke against the City Ordinance that prohibits feeding the homeless. She stated that the following factors contribute to diseases spreading in the community: Lack of shelter, poor hygiene, and lack of food.

**Jose Gonzalez**, representing **Senator Joel Anderson's** office, invited the Council and people in the audience to the yearly Legislative Open House on December 12, 2017.

**Harold Brown** thanked the Council for attending a special presentation made at Foothills Church. He also spoke about the Ordinance against feeding homeless people; he stated that it is a temporary measure until the hepatitis A outbreak is controlled. **Pastor Brown** invited the homeless to go to different programs available for food, such as Crisis house, and Salvation Army.

**Councilmember Kendrick** spoke in support of ECTLC, and shared that he has hosted a couple 'graduates' from the program.

**Mayor Pro Tem McClellan** encouraged people to use the services that ECTLC offers.

In answer to a question by **Councilmember Kalasho**, **Pastor Brown** mentioned that gift cards to restaurants is a great idea for homeless families.

**Councilmember Goble** and **Pastor Brown** shared the name of several churches who provide meals to homeless individuals.

**Mark Lane**, founder of Breaking Bread Project in San Diego, which serves the homeless population, spoke against the Ordinance banning feeding the homeless. He asked **Councilmember Kalasho** to be respectful towards his constituents.

**Shane Parmely** spoke of her sister in law who became homeless in El Cajon many years ago, and the lack of support she received, she spoke against the Ordinance banning feeding homeless people.

## **PUBLIC COMMENT: (Continued)**

Discussion between **Staff** and **Ms. Parmely** ensued regarding:

- Exemptions of the Ordinance;
- Temporary ban;
- Basic food handling.

**Stephanie Harper** shared her disappointment of Council for the ordinance passed to ban feeding the homeless. She asked for the ordinance to be repealed and banned.

**Bonnie Price** thanked **City Manager Williford** for moving forward with the contract with Live Nation to re-open ECPAC. She praised the HauntFest event, and she added that one way to prevent homelessness is by having rent control.

**Pete Beauregard**, Vietnam Veteran, spoke about people working for a higher power to help people. He asked for **City Council** to help and allow people to feed the homeless.

**William Johnson** spoke in support of feeding the homeless and stated the Hepatitis A outbreaks is a direct cause of being homeless, and encourages getting people into a home.

**Humbert Cabrera** spoke about treating the homeless population with dignity, and invited citizens to become part of the Homeless Task Force to help.

**Recess called at 4:20pm**

**Meeting called back to order at 4:28pm**

### **2. WRITTEN COMMUNICATIONS: None**

### **3. PUBLIC HEARINGS:**

**Councilmember Kalasho** excused himself from Items 3.1, 3.2 and 3.3 due to a conflict of interest, as his wife is the CEO of the Middle Eastern Chamber of Commerce, which received a contribution from Waste Management. He left the Council Chamber at 4:28 p.m.

**PUBLIC HEARINGS: (Continued)**

**3.1 RESOLUTION: DELINQUENT REFUSE COLLECTION CHARGES  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION: That the City Council:**

1. Opens the Public Hearing and considers public testimony; and
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTION in order reconfirming the list of liens placed on properties on February 28, 2017.

**DISCUSSION**

**Director of Public Works, Dirk Epperson**, provided a summary of the Item.

**Mayor Wells** opened the public hearing.

**Councilmember Goble** asked for clarification if liens would be placed again on tax roll.

**City Attorney Foley** stated that liens have been previously submitted, this is just procedure to correct the votes, an issue that may be a problem if ordered by the court. He also clarified that no new charges are being created for the same liens.

**Lucy Chranowski** spoke against the mandatory refuse charges imposed on City of El Cajon property owners. She stated she does not use trash services. **Ms. Chranowski** stated the City of Santee has the option to opt out from refuse services.

**Director of Public Works, Dirk Epperson**, stated the City of El Cajon has a similar option to opt out, if property owner can provide proof that they take trash to the landfill. He added that the City does not collect the refuse fee and it only goes on the tax roll as a lien if not paid on a timely basis.

**MOTION BY WELLS, SECOND BY KENDRICK, to CLOSE the Public Hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE  
OF THOSE PRESENT.  
(KALASHO - Disqualified).**



**PUBLIC HEARINGS: (Item 3.1 - Continued)**

In answer to a question by **Councilmember Goble, Director of Public Works, Dirk Epperson** stated that after seven (7) days, the outstanding account is charged a 10% late fee, after 120 days a 1.5% fee is assessed, and a \$25.00 processing fee is added to cover administrative costs. He added that the public is made aware of these costs.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 102-17 reconfirming the list of liens placed on properties on February 28, 2017.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.  
(KALASHO - Disqualified).**

**3.2 RESOLUTION: DELINQUENT REFUSE COLLECTION CHARGES  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION: That the City Council:**

1. Opens the Public Hearing and considers public testimony; and
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTION in order reconfirming the list of liens placed on properties on June 13, 2017.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 103-17 reconfirming the list of liens placed on properties on June 13, 2017.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.  
(KALASHO - Disqualified).**

**3.3 RESOLUTION: DELINQUENT REFUSE COLLECTION CHARGES  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION: That the City Council:**

1. Opens the Public Hearing and considers public testimony; and
2. Closes the Public Hearing; and

**PUBLIC HEARINGS: (Item 3.3 Continued)**

3. Adopts the next RESOLUTIONS in order confirming the list of property owners as delinquent in the payment of their mandatory trash service bills; and
4. Authorizes the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to Adopt RESOLUTIONS 104-17A through 104-17F confirming the list of property owners as delinquent in the payment of their mandatory trash service bills; and Authorize the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.  
(KALASHO - Disqualified).**

**Councilmember Kalasho** returned to the Council Chamber at 4:45 p.m.

**3.4 RESOLUTION: DELINQUENT SEWER SERVICE CHARGES  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION: That the City Council:**

1. Opens the Public Hearing and considers public testimony; and
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTIONS in order confirming the list of property owners as delinquent in the payment of their sewer bills; and
4. Authorizes the City Clerk to record the amount as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

**DISCUSSION**

**Director of Public Works, Dirk Epperson**, provided a summary of the Item.

**Mayor Wells** opened the public hearing.

No one came forward to speak.

**PUBLIC HEARINGS: (Item 3.4 Continued)**

**MOTION BY WELLS, SECOND BY KENDRICK, to CLOSE the Public Hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADOPT RESOLUTIONS 105-17A through 105-17C, confirming the list of property owners as delinquent in the payment of their sewer bills; and Authorize the City Clerk to record the amount as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**4. ADMINISTRATIVE REPORTS:**

**4.1 ACCEPTANCE OF STREET RESURFACING/PAVEMENT PRESERVATION 2017 PROJECT, JN3578, BID NO. 003-18  
(Report: Dirk Epperson, Director of Public Works)**

**RECOMMENDATION:** That the City Council accepts the Street Resurfacing/Pavement Preservation 2017 Project, JN3578, Bid No. 003-18, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

**DISCUSSION**

**City Manager Williford** spoke of the importance of infrastructure, and introduced **Director of Public Works, Dirk Epperson** who presented a power point with information on the Item.

Discussion ensued among **Council** and **Staff** concerning the following:

- Future overlay projects;
- Benefits of having City streets in good shape;
- Potential effects if SB 1 funding is repealed in the future.

**Stephanie Harper** – expressed she did not wish to speak on the item.

**ADMINISTRATIVE REPORTS: (Item 4.1 Continued)**

**MOTION BY GOBLE, SECOND BY McCLELLAN, to ACCEPT the Street Resurfacing/Pavement Preservation 2017 Project, JN3578, Bid No. 003-18, and authorize the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**4.2 ANALYSIS OF SUGGESTIONS FROM THE OCTOBER 10, 2017 EL CAJON PUBLIC FORUM  
(Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the City Council provide direction to City staff regarding suggestions to further consider for implementation.

**DISCUSSION**

**City Manager Williford** provided a summary of the Item.

**Stephanie Harper** stated that the forum was not beneficial. She spoke in support of **Councilmembers Kalasho's** ideas.

**MOTION BY KALASHO, SECOND BY McCLELLAN, to APPROVE Item 4.2.**

Discussion ensued amongst **Council** and **Staff** to clarify the recommendation provided.

Motion and Second withdrawn to further discuss the Item.

**City Manager Williford** clarified that all items listed can be presented to Council with a comprehensive report, and implementation plan. He added that any items that Council is not interested in could be removed from the list.

Discussion ensued amongst **Council** regarding:

- Items that are of interest to be brought back with more information;
- Consider all items, especially the ones presented by the public;
- Items that are similar in nature could be combined, to be researched and presented as one.

**ADMINISTRATIVE REPORTS: (Item 4.2 Continued)**

**MOTION BY GOBLE, SECOND BY McCLELLAN, to DIRECT Staff to investigate and present a report on a Pedestrian Safety Crosswalk at Lexington Avenue near Prescott Avenue.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY KENDRICK, to DIRECT Staff to investigate and present a report on Pride in City Campaign and Newcomers/Civic Engagement.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY KENDRICK, to ACCEPT the report by Staff on Business Compliance with Storm Water Regulations and Business Regulations.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY KENDRICK, to DIRECT Staff to present a report after reviewing findings by the East County Homeless Task Force regarding Temporary Housing for the Homeless.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to DIRECT Staff to investigate and present a report on the Heat Warning Campaign.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY GOBLE, SECOND BY KENDRICK, to DIRECT Staff to investigate and present a report on Service Request Reporting Tool.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**ADMINISTRATIVE REPORTS: (Item 4.2 Continued)**

**MOTION BY KENDRICK, SECOND BY GOBLE, to DIRECT Staff to investigate and present a report on Blinking Yellow Left-turn Signals.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY KENDRICK, SECOND BY GOBLE, to DIRECT Staff to investigate and present a report on eGovernment Technology Initiative.**

Discussion ensued amongst **Councilmembers** regarding the extensive cost to investigate this Item. Council decided to postpone the Item to the next Fiscal Year.

Motion and Second withdrawn.

**MOTION BY WELLS, SECOND BY McCLELLAN, to POSTPONE consideration of eGovernment Technology Initiative at this time.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**4.3 RESOLUTION: REFUNDING (REFINANCING) THE 2005 AND 2007 TAX ALLOCATION BONDS OF THE FORMER EI CAJON REDEVELOPMENT AGENCY  
(Report: Graham Mitchell, Assistant City Manager)**

**RECOMMENDATION:** That the **Successor Agency** adopts a resolution “Approving the Issuance of Refunding Bonds in Order to Refund Certain Outstanding Obligations of the Former El Cajon Redevelopment Agency, Approving the Forms and Authorizing the Execution and Delivery of an Indenture of Trust, Escrow Agreements, and Bond Purchase Agreement Relating thereto, Requesting Oversight Board Approval of the Issuance of the Refunding Bonds, Requesting Certain Determinations by the Oversight Board, and Providing for Other Matters Relating Thereto.”

## **ADMINISTRATIVE REPORTS: (Item 4.3 Continued)**

### **DISCUSSION**

**Assistant City Manager Mitchell** provided a summary of the Item.

Discussion ensued among **Council** and **Staff** concerning the following:

- Savings to the City;
- Affected taxing entities.

In answer to a question by **Bonnie Price**, **Assistant City Manager Mitchell** stated that the specialized Consultants are paid out of the savings to the City, and due to the timing constraints, it is recommended that a sole source aspect be approved.

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to Acting as the Successor Agency to the El Cajon Redevelopment Agency, ADOPT RESOLUTION NO. SA 006-17, APPROVING the Issuance of Refunding Bonds in Order to Refund Certain Outstanding Obligations of the Former El Cajon Redevelopment Agency, Approving the Forms and Authorizing the Execution and Delivery of an Indenture of Trust, Escrow Agreements, and Bond Purchase Agreement Relating thereto, Requesting Oversight Board Approval of the Issuance of the Refunding Bonds, Requesting Certain Determinations by the Oversight Board, and Providing for Other Matters Relating Thereto.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

#### **4.4 RESOLUTION: AMENDMENT TO CITY COUNCIL RESOLUTION NO. 074-17 REGARDING CITY COUNCILMEMBER USE OF ELECTRONIC DEVICES DURING MEETINGS (Report: Douglas Williford, City Manager)**

**RECOMMENDATION:** That the City Council discuss draft Resolution language and either adopt Resolution or provide staff with alternative direction.

### **DISCUSSION**

**City Manager Williford** provided a summary of the Item.

## **ADMINISTRATIVE REPORTS: (Item 4.4 Continued)**

**Stephanie Harper** was no longer in the audience when called for the Item.

**Bonnie Price** encourages the use of electronic devices during Council meetings.

**Mayor Pro Tem McClellan** stated that **Council** is equipped with Ipads and a keyboard for note taking, if desired.

**Councilmember Goble** recommended a modification to Paragraph 1 to read 'So that the public has the full and undivided attention of the City Council during meetings, a Councilmember must vacate the Council Chamber/meeting venue to attend to an emergency'.

**City Attorney Foley** stated the modifications to the Resolution are acceptable.

Councilmember Kendrick spoke in support of the amendments to the Resolution.

**MOTION BY GOBLE, SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 106-17 to AMEND the Policy with changes as stated, concerning the use of electronic communication or use of the internet or any other similar platform for information gathering during City Council Meetings by City Councilmembers.**

**MOTION CARRIED BY 4-1 VOTE  
(KALASHO – NO).**

### **5. COMMISSION REPORTS: None**

### **6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee – Chair; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

#### **6.1 Council Activities Report/Comments**

**REPORT AS STATED.**

#### **6.2 LEGISLATIVE REPORT**



## **ACTIVITIES REPORTS OF COUNCILMEMBERS**

**7.**

### **COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

#### **7.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**8.**

### **MAYOR PRO TEM BOB MCCLELLAN**

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

#### **8.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**9.**

### **COUNCILMEMBER BEN KALASHO**

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

#### **9.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**10.**

### **COUNCILMEMBER STEVE GOBLE**

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

#### **10.1 Council Activities Report/Comments**

**REPORT AS STATED.**

- 11. **JOINT COUNCILMEMBER REPORTS: None**
- 12. **GENERAL INFORMATION ITEMS FOR DISCUSSION: None**
- 13. **ORDINANCES: FIRST READING - None**
- 14. **ORDINANCES: SECOND READING AND ADOPTION - None**

**15. CLOSED SESSION:**

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the Redevelopment Agency adjourns to Closed Session as follows:

**15.1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION –**  
Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: Larry Hauser, et al. v. City of El Cajon, et al.

United States District Court  
Southern District of California  
Case No. 16cv3091-W-MDD

**MOTION BY WELLS, SECOND BY McCLELLAN, to ADJOURN to Closed Session at 5:31 p.m.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**16. RECONVENE TO OPEN SESSION AT 5:36 P.M.**

City Attorney Foley reported the following actions:

**15.1 City Council gave direction to Legal Counsel**

**Adjournment:** Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 14th day of November 2017, at 5:37 p.m. to Tuesday, November 14, 2017, at 7:00 p.m.

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**DARYL A. BETANCUR, MPA, MMC**  
**City Clerk/Secretary**

# JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**November 14, 2017**

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, November 14, 2017, was called to order by Mayor/Chair Bill Wells at 7:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday November 14, 2017, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Betancur, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Mitchell, Assistant City Manager

**Mayor Wells invited Councilmember Kendrick to lead the PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.** (The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

**AGENDA CHANGES: None**

**PUBLIC COMMENT: None**

**PUBLIC HEARINGS:**

**100 MIXED-USE OVERLAY – CREATING VIBRANT NEIGHBORHOODS  
(Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION: That the City Council:**

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to APPROVE the next RESOLUTIONS in order ADOPTING findings, CERTIFYING the Program Environmental Impact Report, ADOPTING the Statement of Overriding Considerations; and ADOPTING the Mitigation, Monitoring and Reporting Program;
4. Moves to APPROVE the next RESOLUTION in order APPROVING General Plan Amendment No. 2016-01;
5. Moves to INTRODUCE the next Ordinance in order APPROVING Zone Reclassification No. 2320;
6. Moves to INTRODUCE the next Ordinance in order APPROVING Zoning Code Amendment No. 432;
7. Moves to INTRODUCE the next Ordinance in order APPROVING an amendment to Specific Plan No. 19;
8. Moves to INTRODUCE the next Ordinance in order APPROVING an amendment to Specific Plan No. 182; and
9. Requests that the City Clerk read the ORDINANCES by title only.

If approved, **Mayor Wells** requests the **City Clerk** to recite the title of the Ordinances.

**DISCUSSION**

**City Manager Williford** provided history of the item, and introduced **Director of Community Development, Anthony Shute** who provided a summary of the Item.

**Senior Planner, Melissa Devine** provided details of the Item.

## **PUBLIC HEARINGS: (Item 100 Continued)**

Discussion ensued amongst City Council and Staff regarding:

- Minimum requirements for residential occupancy under the Mixed-Use Overlay;
- Possibility of over-abundance of commercial space due to online shopping;
- Encourage new development such as new residential opportunities
- Traffic concerns which would affect infrastructure;
- Sewer capacity to accommodate new development;
- Consider demand of essential services such as Fire and Police if housing were to increase in the City.

**Mayor Wells** opened the Public Hearing.

**Daryl Priest** spoke in support of the Mixed-Use Overlay Project. He stated that density would not be a problem if quality were considered in building new development in the City.

**Mayor Pro Tem McClellan** spoke of older projects, which have no amenities.

**Councilmember Kalasho** building designs need to cater to younger demographics and cultural needs for the City.

No further comments were offered.

**MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to APPROVE RESOLUTION NO. 107-17 ADOPTING findings, CERTIFYING the Program Environmental Impact Report, ADOPTING the Statement of Overriding Considerations; and ADOPTING the Mitigation, Monitoring and Reporting Program; Moves to APPROVE RESOLUTION NO. 108-17 APPROVING General Plan Amendment No. 2016-01; Moves to INTRODUCE the next Ordinance in order APPROVING Zone Reclassification No. 2320; Moves to INTRODUCE the next Ordinance in order APPROVING Zoning Code Amendment No. 432; Moves to INTRODUCE the next Ordinance in order APPROVING an amendment to Specific Plan No. 19; Moves to INTRODUCE the next Ordinance in order APPROVING an amendment to Specific Plan No. 182; and Requests that the City Clerk read the ORDINANCES by title only.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**PUBLIC HEARINGS: (Item 100 Continued)**

**City Clerk Betancur** recited the title of the Ordinances:

An Ordinance rezoning property located on the West side of Marshall Avenue between Petree Street and Arnele Avenue from the M (Industrial) and C-M (Heavy Commercial and Light Manufacturing) Zone to the C-R (Regional Commercial) and the property located on the North side of East Main Street between first street and South Anza Street from the RS-6 (Single-Family Residential Minimum 6,000 Square Feet) to C-G (General Commercial); General Plan Designation: Regional Commercial (RC) and General Commercial (CG) APNS: 482-190-34, 482-190-40, 482-190-47, and 489-130-19.

An Ordinance amending Title 17 of the El Cajon Municipal Code for the application of the mixed-use overlay zone to various properties; amending the mixed-use overlay Chapter 17.135; amending Chapter 17.125 to include new provisions for common interest developments; and adopting mixed-use overlay and mixed-use residential required overlay zone map.

An Ordinance amending Specific Plan No. 19 to require further review for a reduction in commercial space of 10,000 Square Feet or more.

An Ordinance amending Specific Plan No. 182 to eliminate conflicts between the Downtown Specific Plan with the mixed-use overlay zone.

**ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 14th day of November 2017, at 7:51 p.m. to Tuesday, December 12, 2017, at 3:00 p.m.**

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**DARYL A. BETANCUR, MPA, MMC**  
**City Clerk/Secretary**